



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, March 28, 2018

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission Meeting of March 28, 2018, was called to order at 7 p.m. by Commissioner Balch.

The Pledge of Allegiance was led by Commissioner Allen.

Staff Members Present: Gerry Beaudin, Director of Community Development; Ellen Clark, Planning Manager; Mike Tassano, City Traffic Engineer; Jennifer Hagen, Associate Planner; Shweta Bonn, Senior Planner; Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Jack Balch, Justin Brown, Greg O'Connor, Herb Ritter, and Chair David Nagler

Commissioners Absent: None

2. APPROVAL OF MINUTES

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. AGENDA AMENDMENTS

Staff continued Item 6.a. to the regularly scheduled April 25, 2018 Planning Commission meeting and noted that Item 8.e. will be presented prior to the Public Hearing items.

Chair Nagler requested the entirety of Section 8 of the agenda be discussed prior to the Public Hearing item. The Commission agreed unanimously.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from

the Planning Commission or a member of the public by submitting a speaker card for that item.

There were no consent calendar items.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioner Brown reported out on the recent Bicycle, Pedestrian and Trails Committee and Downtown Specific Plan Task Force meetings.

b. Future Planning Calendar

Ms. Clark provided overview of the tentative agenda for the April 25, 2018 meeting.

c. Actions of the City Council

No items were discussed or actions taken.

d. Actions of the Zoning Administrator

No items were discussed or actions taken.

e. Presentation of New California Housing Legislation

Receive the presentation on the 2017 California Housing Legislation.

Associate Planner, Jennifer Hagen presented the agenda report.

The Commission asked clarifying questions throughout the presentation. Staff provided the following responses:

- The requirement to pay “prevailing wages” is intended to support Union workers
- Other Tri-Valley cities are in relatively similar positions to Pleasanton with regard to current housing inventory status and impacts of SB 166
- There are various strategies for zoning: (1) maintain status quo to meet minimum RHNA numbers and if projects move forward which don't meet the numbers we could rezone on a case-by-case basis; (2) adopt a back-up list so if a property is developed at a lower affordability than originally planned we could rezone a property off the back-up list; or (3) over-rezone to have a large buffer so if a site is developed at lower affordability we would have a buffer to meet our overall RHNA numbers
- The Inclusionary Zoning Ordinance (IZO) requires projects to include 15 percent affordable units; a requirement by the City for 100 percent affordability in any given site in the Housing Element would not likely be accepted by HCD since they would doubt its feasibility.
- With regard to “build-out”, there may be opportunities to identify future housing opportunities through ideas such as infill projects or accessory dwelling units;
- The likelihood is low that any of the remaining five high-density sites identified in the current Housing Element inventory will develop before 2023;

- The City of Pleasanton (consistent with State requirements) has a density bonus incentive for developers who go above-and-beyond the 15 percent IZO requirement for affordable units, however those incentives have not been used to-date;
- The identification of Housing Element sites was previously a zoning exercise and development of those sites was dependent on the market, this new legislature requires greater consideration to be given to each site to ensure housing is actually built;
- We will need to identify new sites that meet RHNA, exclusive of the ones identified in the previous inventory if those sites fail to be developed this cycle;
- The City will conduct public outreach to inform the citizens of this new legislature and the City's plan to address the bills;
- The 2019-2021 City Council Work Plan will prioritize the next Housing Element cycle, at which time staff will begin the process to identify possible RNHA sites;
- The next RHNA numbers will be finalized in 2022 and the next Housing Element cycle will be adopted in 2023; and
- Senate Bill 827 would apply to sites within a half mile radius of ACE and all bus stops along the 10R Line, so would affect most of downtown and Santa Rita Road; however, the bill is likely to be amended before it's adopted; the City will continue to monitor and provide input on the legislation.

Commissioners O'Connor and Balch recused themselves from Item 6.b. due to financial conflicts of interest and left the Council Chamber.

Chair Nagler called for a break at 8:35 p.m. and reconvened the meeting at 8:44 p.m.

6. PUBLIC HEARING AND OTHER MATTERS

a. P16-1883/P16-0288, Chabad of the Tri-Valley (Jenny Soo)

Applications for Conditional Use Permit and Design Review approvals to operate a religious facility with a childcare facility and for site modifications including a playground located at 3370 Hopyard Road. Zoning for the property is RM-25 (Multi-Family Residential) District.

Item 6.a., was continued to the April 25, 2018 Planning Commission meeting and therefore was not discussed at this meeting.

b. P18-0050, City of Pleasanton (Downtown Specific Plan Update)

The City of Pleasanton (City) has determined that an Environmental Impact Report (EIR) is necessary for environmental analysis of the proposed Downtown Specific Plan Update, in accordance with the requirements of the California Environmental Quality Act (CEQA), and is requesting input on the scope of environmental issues associated with this project to be addressed in the EIR.

Senior Planner, Shweta Bonn presented the agenda report.

Chair Nagler asked for clarification on the alternative plan which keeps the library where it currently is and if that alternative would evaluate all of the other changes that the task force had discussed. Staff clarified, City Council provided direction in December 2017 to retain the existing library building as-is, which may affect the amount of density and development buildable within the Civic Center site if it redevelops.

THE PUBLIC HEARING WAS OPENED.

Olivia Sanwong, resident, supports the idea of quiet trains and appreciates the comments on noise and vibration; questioned outreach efforts on pedestrian-only idea for Division Street; and opposed the alternative option of extending Peters Avenue to Bernal Avenue. She acknowledged the need to address ACE train parking and circulation. Ms. Sanwong advocated for pedestrian-friendly options for Peters Avenue and suggested stop signs on all intersections along Peters Avenue. Lastly, Ms. Sanwong asked for accessibility considerations in the downtown area.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Allen asked if the scoping would consider a market hall as an alternative to the hotel idea. Ms. Clark explained the plan is conceptual and has the ability to change, any specific use proposed in the future would be analyzed in relation to the overall development enveloped considered in the EIR. Mr. Beaudin pointed to the square footage of commercial development in the plan, stating a market hall would fall into the retail commercial category and therefore fit within the “tent” of expected development that is being evaluated.

With regard to alternatives, Commissioner Allen supported the reduced development alternative and partial buildout of Civic Center but would want to be able to consider alternative uses such as a market hall at the library building. She noted parking as a concern. Mr. Beaudin informed the Commission, parking is not an environmental impact as defined by CEQA and therefore would not be considered in the EIR, but reassured that staff is addressing parking concerns through other efforts.

In response to a request by Commissioner Allen, Ms. Clark assured the traffic study would include the assumption of full build-out of the Civic Center if it moved to the Bernal property.

Commissioner Brown echoed Commissioner Allen’s comments. He believes noise and vibration can be addressed in the EIR without the need for an explicit alternative analyzing quiet trains.

In response to a question from Commissioner Brown, staff explained while parking is not a consideration in the EIR, the impacts of the size, location, and circulation patterns of the parking garage are considered; in other words, the footprint and use of the parking structure are what the EIR evaluates.

In response to questions from Commissioner Ritter, Mr. Beaudin stated the EIR would not consider the ACE train moving to Bernal or the PUSD site as part of the plan because those options are out of the City’s purview and those organizations are not moving forward with those projects at this time.

Commissioner Ritter supported the ADA and quiet train suggestions as well as the connection of Peters Avenue to Bernal Avenue.

Chair Nagler emphasized the importance of the EIR providing alternative layouts in civic center site as suggested by staff, to increase flexibility for the final plan.

Ms. Bonn, in response to a question from Commissioner Brown, stated the lifecycle of the plan is 20 years.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No items were discussed or actions taken.

9. ADJOURNMENT

Chair Nagler adjourned the meeting at 9:18 p.m.

Respectfully submitted,

Kendall Granucci
Recording Secretary